



STAFF REPORT

MEETING DATE: July 9, 2026

ITEM TITLE, PRESENTER: Turkey Trot Estates Subdivision Lot 3 (000780000030) - Permit # 26094

RECOMMENDATION:

1. Approval Motion:

I move to approve the proposed subdivision amendment based on the findings and conditions of approval, contingent upon satisfactory review and approval by all applicable County departments and affected agencies.

2. Denial Motion – Statement of Reasons:

I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.

Property owner **Stephen Thurlo** has worked with the Planning and Building Department for several months on a proposal to create an additional buildable lot within an existing recorded subdivision. During staff's review, questions arose regarding the interpretation and application of Utah law and the San Juan County Subdivision Ordinance as they relate to subdivision amendments that create new lots.

The subject property is located within the **Spanish Valley Residential** zoning district, where the construction of a single-family dwelling is a permitted use. The proposed subdivision would divide the existing parcel into two legal lots, each intended to comply with the applicable zoning, subdivision, access, and development requirements.

Staff also recognizes that property owners who purchase within a recorded subdivision may have certain rights and expectations associated with the approved subdivision plat. As a result, staff requested that the applicant obtain signatures from all property owners within the subdivision. The applicant obtained signatures from every property owner except the owner of Lot 7, who was also notified by the County in accordance with applicable notice requirements. Staff notes that the submitted signatures may satisfy the intent of Section A(1)(3) of the Subdivision Ordinance, which requires signature blocks for each property owner within the affected plat.

Given the need for additional policy direction regarding subdivision amendments that create new buildable lots within existing subdivisions, staff is forwarding this application to the Planning Commission for review and recommendation.